

# Real Estate Market News and Comment

## Portman Purchases More Apartments On West Side

The Latham, a seven story elevator apartment house at the northeast corner of Morningside Avenue and 123rd Street, has been purchased by J. Portman, a Union Chemical Glassware Company from the Gray estate. The house is known as 92 Morningside Avenue and faces Morningside Park. Wardell & Martin were the brokers in the deal.

To Siegel & Sokoloff Mr. Portman has resold the two five story apartment houses at 133 to 139 Eagle Avenue, in the Dyckman section, each on a plot 50x100.

Alliance Hotel Property Sold The Christian and Missionary Alliance has purchased the six story Alliance Hotel at 258 and 260 West Forty-fourth Street, between 10th and 11th Aves., for \$200,000. The old hotel measures 50x250 feet and forms an "L" with the Gospel Tabernacle, owned and occupied by the alliance, around the southeast corner of Eighth Avenue and Forty-fourth Street. Extensive alterations are planned to the hotel building.

Houses in West 112th St. Sold The Morgenstern Brothers Syndicate has bought from the Ivanhoe Realty Corporation six two story apartment houses, on plot 100x100, at 39 to 43 West 112th Street. H. J. Kantrowitz was the broker.

Eighth Avenue Corners Sold Charles Galewski has sold to Samuel Gogolowicz, through Edward N. Crosby & Co., the five story double flat with stores at 2075 Eighth Avenue, on a lot 25x100, near 112th Street.

Louis Ellinger has sold 272 West 131st Street, a five story flat, on a lot 24x100, northeast corner of Eighth Avenue and 131st Street.

Frederick Brown Buys Loft in West 19th Street Frederick Brown has bought from the Manhattan Life Insurance Company the seven-story loft building at 21 West Nineteenth Street, on a lot 25x92, located between Fifth and Sixth avenues. Julius T. Saxe and H. C. Forbes were the brokers in the deal.

Mr. Brown purchased from the Deed Realty Company, through J. S. Maxwell, the six story new law house at 40 West Webb Avenue, near Lenox Avenue, on a plot 37.5x100.

REAL ESTATE Clients having from \$10,000 to \$200,000 cash will buy City Real Estate. Forward particulars to WHITE-GOODMAN, 872 Broadway, Stuy. 218.

LONG ISLAND MAGNIFICENT WATER FRONT PLOTS Nassau Point, on Peconic Bay

One of the few remaining high-class waterfront tracts near New York available for home and club sites. Five hundred acres of beautiful rolling woodland, surrounded by a superb, white-sand beach on a picturesque peninsula 2 1/2 miles long by 1/2 to 3/4 mile wide. Distinctly a "millionaire's" playground. From Great Peconic Bay—only 2 hours from New York. Plots of from one to 100 acres. Call for plan that offer an exceptional opportunity for quick action.

ASSAULT POINT CLUB PROPERTIES, INC. 186 Remsen St., Brooklyn, N. Y. Telephone Main 8371-8372

Selected Bargains 1 Acres, 6 room house, garage, fruit, chicken house, etc. \$4500 8 Rooms, bath, furnace, etc. \$5000 7 Rooms, bath, furnace, etc. \$4500 6 Rooms, bath, furnace, etc. \$4700 2000, near station, etc. \$2600 7 Rooms, bath, gas, steam, etc. \$4500

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NEW JERSEY At Ridgewood, N. J. HOMES for sale. Several desirable homes in Ridgewood, one of them with swimming pool. Call for particulars. \$1000 to \$1500. W. A. WALSH-GORDON & FORMAN, 123 Broadway, N. Y. City. Tel. 1118.

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## Home Buyers Select East Side Dwellings

Mrs. Max Goldfrank Disposes of Her House in 81st Street; Held at \$60,000 Pease & Elliman have sold for Mrs. Max Goldfrank the four-story dwelling at 12 East Eighty-first Street, on a lot 25.3x102.2, to a client for occupancy. The house has been held at \$60,000. The same brokers have sold for E. B. Meyrowitz 322 West Eighty-eighth Street, a five-story American basement dwelling on a lot 22x100, also to a client for occupancy.

Dwelling in Seventy-second St. Sold Worthington Whitehouse has sold for Mrs. William H. Folsom her house at 57 East Fifty-second Street, a three-story flat basement dwelling on a lot 15.9x100.2.

Reported Deal in Seventy-ninth Street The three-story and basement dwelling, on a lot 25x100, at 178 East Seventy-ninth Street, between Third and Lexington avenues, is reported to have been sold.

Buyer for West Side House Slawson & Hobbs have sold for Grace B. Ely 107 West Seventy-fourth Street, a four-story and basement dwelling on a plot 20.5x100.2.

West Side Apartments Leased for \$1,000,000 The nine five-story houses covering the entire block on the west side of Central Park West, between 103rd and 104th Streets, have been leased to the Brownings purchased from the estate of George Bliss on Wednesday has been leased for a term of twenty-one years.

Mr. Brownings has been purchased by Clifford A. Storm and Frank C. Boyce. Both deals involve \$1,000,000.

Hill Estate Properties Bring Good Prices The success which attended the McLoughlin auction sale on Thursday was repeated yesterday on the occasion of the sale of the Hill estate, by Joseph P. Day.

The result was: 1330 Commonwealth Avenue, two-story from front, near 10th Ave., \$50,000; 3343 Webster Avenue, three-story flat, \$40,000; 100 West 10th Street, \$10,000; 100 West 10th Street, \$10,000; 100 West 10th Street, \$10,000.

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## Bronx Apartments Attractive to Investors

William H. Mehlich Buys Four Houses in Morris Ave.; Physician Among Purchasers William H. Mehlich has purchased four six-story apartment houses at 1230 to 1242 Morris Avenue, near 168th Street, each covering a forty-foot plot. Mr. Mehlich by this transaction completes the sale of a row of eight houses on Morris Avenue.

The Benenson Realty Company has bought from J. Thebal the five-story apartment at the northeast corner of Bathgate Avenue and 183d Street, on a plot 50x115. H. H. Jackson was the broker.

Another deal by the Benenson Realty Company involves the resale of the one-story store building on plot 50x100, at the southwest corner of Webster Avenue and 195th Street, to the 195th Street Realty Company.

Shenk Sells Concourse Houses Joseph Shenk has resold to Dr. Samuel Glasser for investment the two lot apartment houses at 2525-2530 Grand Boulevard and Concourse. The houses stand on a plot 100x100.

Albert D. Phelps was the broker.

Resale of Croton Park House Sager & Shapiro have resold to David Greenberg the five-story apartment on plot 100x100, located at 1801 Crotona Park North, through L. Shapiro.

Investor Buys Forest Avenue House Heller & Sussman have sold to an investor 1072 Forest Avenue, a five-story apartment on plot 50x100.

Doctor Buys in Freeman Street Dr. Charles Stein purchased 1034 Freeman Street, a six-story apartment on a plot 50x100.

Jackson Avenue Apartment Sold The Amer Realty Company, J. E. Mautner president, has purchased 674 Jackson Avenue, a six-story apartment house on a plot 41x107. Millard Veit was the broker.

Bronx Business Site Sold The Amer Realty Company, J. E. Mautner president, sold to the Lucymor Realty Company, the three-story business building at 1814 Cedar Avenue, through Max Monfried, as attorney, on plot 18x102. Millard Veit was the broker.

Invests in Bronx Dwelling The Amer Realty Company, J. E. Mautner president, has sold 624 East 163d Street to a client for investment. Max Monfried, as attorney, represented the seller, who recently sold the adjoining house.

Quilan & Leland have sold for Virginia S. Leland the investment 480 St. Paul's Place, at the southeast corner of Washington Avenue, a six-story flat, on plot 40x100.

To Improve Macomb's Road Lots A. Blumenthal has sold for the City Real Estate Company to the Grand Concourse Realty Company, the triangular plot at the junction of Macomb's Road and Feathered Lane, comprising three and a half lots, fronting 300 feet on each thoroughfare. Negotiations are pending for a release of the property to a buyer who plans the erection of a five-story apartment house.

Satisfied Mortgages Manhattan ADAMS, 112th St., 174-176 E. Aurora Ave., \$100,000; 112th St., 174-176 E. Aurora Ave., \$100,000; 112th St., 174-176 E. Aurora Ave., \$100,000.

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## Broadway-Astor Corner Leased for \$1,000,000

Be Improved by Schulte The Schulte Cigar Stores have obtained through the Charles F. Noyes Company, plot of 20,000 square feet at the southeast corner of Broadway and Ninety-sixth Street.

The lease was obtained from William Vincent Astor and is for two years at \$1,000,000, with two options of twenty years each. The property has a frontage of 75 feet on Broadway and 117 feet on Ninety-sixth Street.

The Schulte Company will improve the site, open a branch store in the corner and sub-let the balance of the property. Leases made by the Schulte Company since January 1 throughout the country aggregate rentals of \$6,800,000.

Albert B. Ashforth has leased for Bing & Bing for a long period of years the store and basement at 108 Broadway to the Stanley Food Corporation at an aggregate rental of \$400,000. This corporation of food and chain of confectionery and restaurant stores in this city.

Pease & Elliman have leased at 177 Broadway, second floor to the National Life Insurance Company, a three-story and fourth floors to M. & L. W. Scudder and the fifth floor to E. Douglas Warren.

Hickson & Co. have leased for the Burdett Estate Corporation to the Schulte Realty Company for a long term of years the four-story building at Union Square, at the northeast corner of Broadway and 17th Street, an aggregate rental of \$100,000.

The present lease runs until 1921 and on possession of the premises the Schulte Realty Company will make extensive alterations and open up a branch store. Harris & Vaughan were associated as brokers, representing the Burdett Estate Corporation.

Garstein & Co. in connection with George R. Reid & Co. have rented the sixth and eighth floors in the building at 894-900 Broadway to the Interchurch World Council of North America and the ninth floor to the same building. The entire space comprises about 32,000 square feet.

Recorded Transfers Downtown FRONT ST. 55, n. s. 25x100, Edw. Blacker et al. to E. P. Post, \$10,000; 100 West 10th St., 22, n. s. 60 x 100, William S. and Mrs. J. H. Post, \$10,000; 100 West 10th St., 22, n. s. 60 x 100, William S. and Mrs. J. H. Post, \$10,000.

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## Owner of Plot Sold Long Kept a Secret

Would Be Baseball Field Shaw & Co. have sold the plot 50x100 on the south side of 144th Street, 310 feet east of Lenox Avenue, for Harry N. Hempstead, former president of the New York Baseball Club (the Giants), to the Practical Garage Company, which held a twenty-five year lease on the plot, and is now improving it with a garage.

Three years ago the Federal League organized baseball that it planned to place a team in this city and was proceeding with the assembling of a playing field. A realty broker set out to get options on all the property in the two blocks bounded by Lenox Avenue, 143d and 145th streets, and the Harlem River. While this was going on, the identity of the buyer was never revealed until last December, when Mr. Hempstead took title to the property.

The Federal League, which was organized in 1914, was a rival of the National League, and would probably have been the means of thwarting their plans had it attempted to carry out the enterprise.

Mount Vernon Dwellings Sold The Anderson Realty Company has sold for Arthur Johnson his residence on North Columbus Avenue, on a plot 200x125, to A. H. Zeeman. The same company has sold for Frank W. Hills to George L. Close, of Mount Vernon, a two-story house at 2084 1/2th Street, near Summit Avenue, and for J. L. Gilbert, his residence at 327 North Fulton Avenue, on a plot 50x100, to James L. Gilbert.

Sells Bungalow at Yonkers The Robert E. Farley Organization has sold the bungalow on Miles Square Road, in Nepperhan, to the section of Yonkers, to Peter Juley.

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